

 Transwestern

9720-9740 S Humboldt Ave

OFFICE SPACE FOR LEASE

Established
Business Area

Work-Ready
Location

3,000 SF
Available



About 9720-9740 S Humboldt Ave

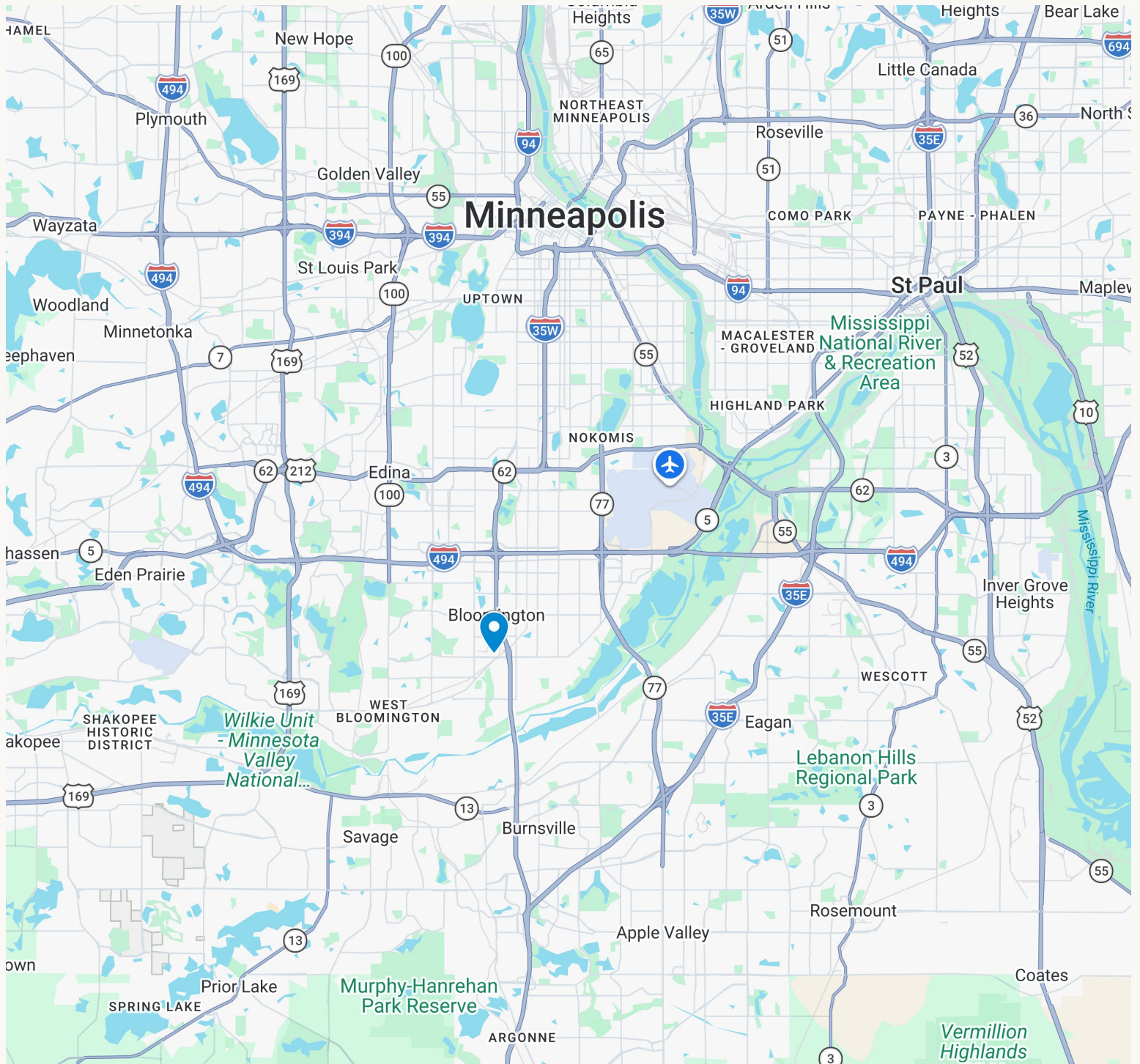
Located in the heart of south Bloomington, 9720–9740 S. Humboldt Avenue offers convenient access to I-35W and I-494, making commutes easy for employees and clients throughout the Twin Cities. The property is surrounded by everyday amenities including restaurants, retail, fitness, and hotels and sits within an established business corridor, providing office users with strong visibility, nearby services, and opportunities to connect with a diverse corporate and residential community.

PROPERTY FEATURES

- 3 offices, 1 conference room
- Off-street parking
- Surrounded by restaurants, retail, coffee shows, and everyday services
- Nearby Metro Transit bus routes
- Minutes from MSP International Airport



BUILDING SIZE	21,015 SF
AVAILABILITY	3,000 SF
YEAR BUILT	1978
PARKING RATIO	1.33/1,000 SF
LEASE RATE	\$12.00 PSF
OPERATING EXPENSES	\$0.73 PSF
REAL ESTATE TAXES	\$2.24 PSF
2026 ESTIMATE	\$2.97 PSF



Growing
South Metro Market



Excellent
Metro Connectivity

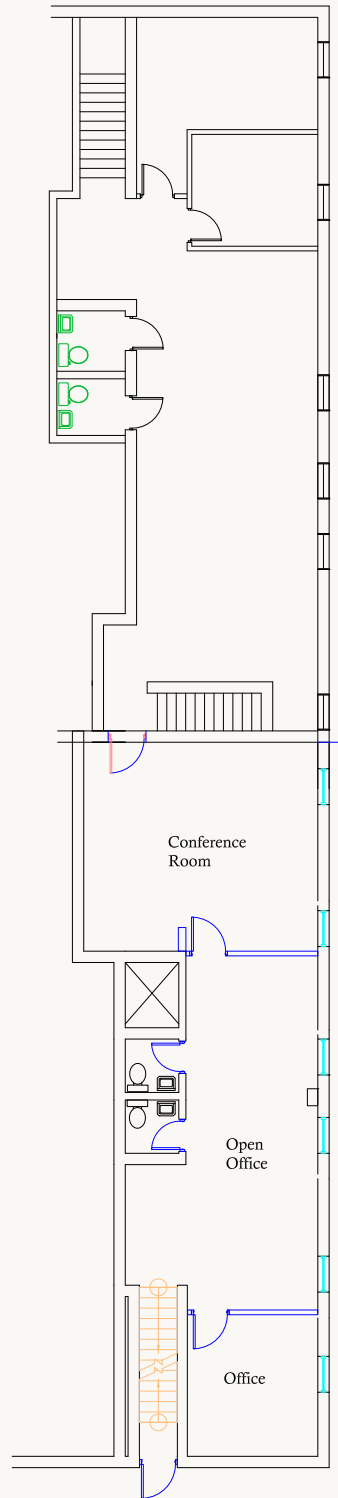


3,000
Approx. Total SF



MSP
Airport Nearby

Second Floor - 3,000 SF



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